

.....1/9/2012 BellaVita Forum information & comments.....

Several items were proposed by homeowners at the January forum for consideration by the Board. We thank all of those that participated and will review these issues. Some comments are provided below.

The meeting was started with three updates by the Board as follows:

--It was recommended that all homeowners activate their alarm system which is paid out of their monthly maintenance dues to facilitate their use in time of need.

--The BV website will be under construction for the next several weeks and may be down at some times. Please be patient as it should improve usability.

--The photo directory company had a glitch on one of the picture days. Please see the weekly announcements for corrective measures if you have not received your pictures.

Homeowner comments and question follow with some status identified:

- It was proposed that BV change the term of Director on the Board to 2 years from the present 3 years. Some believe the 3 year term is too long of a commitment and the board has heard feedback on this over the last year. One of our sister communities implemented the 2 years terms for their December 2011 elections.
Status—This change to the bylaws will be reviewed and already has had positive response from some board members.
- Will the gates be closed once the builders are gone? The original board plan when the new gate system was implemented was to have a system whereby this could be done.
Status—It will be reviewed for implementation at the completion of all home construction which is expected by year end 2012.
- Golf carts are being driven on the lake walk which interferes with walking.
Status—Additional review will be done for enforcement capabilities. The R&R document cites carts on the walk as a violation.
- Can we get additional information on the Villas Master increase to our maintenance fee and why do we have to pay for reserves with them when we have our own reserves?
Status—The VMA board will review what additional information can be provided for BV and determine how best to disseminate. Probably via the web page. The VMA HOA has responsibilities for assets that directly affect BV such as Scarsdale Fencing and landscaping and several joint subdivision retention ponds. A reserve fund was not set up previously by the developer but one was initiated this year which is part of the increase. All 3 subdivisions are contributing the same amount per home to this fund.
- What is the status of the pool system and can we expect it to be ready for the swim season.
Status—The bid process for repairs has started and will be based upon an engineering study to determine the proper course of repairs. The pool is anticipated to be ready when the warm weather arrives. A detail presentation on the work to be performed will be available at the next board meeting 1/25/2012.
- What can be done about the MUD taxes and their demands on the retention pond repairs?
Status--The VMA Board which has representation for BV by 4 members of the board is reviewing this and at this time is studying the requirement and also the need to conduct

the repairs which were requested by the MUD. The VMA Board is working with the city and MUD on the course of action.

- Restrictions on parking of travel trailers and RV's are a concern for some homeowners.
Status—The covenants and the BV Rules and Regulations (posted on the BV website) provide for the HOA Board to allow limited parking of RV type vehicles within BV. BV has been allowing a residence overnight for loading and unloading. Additionally, it can be parked at the clubhouse lot twice a month for a night per the R&R. The Board will study and post an explanation of the parking restrictions and parking allowances following a brief study and review of alternate parking options.
- Can concern forms be read in their entirety when presented to the board and can the homeowners somehow see the response?
Status—Yes they can be fully read and the Board will explore putting the responses on the web site.
- Can anything be done about the 8 year Comcast contract?
Status—The contract originally controlled by VMA was turned over to BV on January 1, 2012 and this will possibly afford us better control. Comcast does not deal with either our managing agent AMI or our front desk for issues. They will only respond to individual homeowners calls. You need to call them for service and give the reference account number and address information. The reference account number is available from the front desk. The board will also try to work with Comcast this year to provide improvement of services.
- What is being done relative to the BV HOA insurance contract?
Status--The insurance contract is a blanket policy under AMI where a favorable rate is provided and was awarded to a new company by AMI this year. We have increased the coverage over that of previous years due to inflation but need to do additional work to resolve the question on what is adequate coverage. A meeting is scheduled this month with AMI and the insurance company to establish the exact values to use.
- The clubhouse has run out of storage space and something needs to be done to relieve the situation.
Status—Our strategic plan workshop identified this topic and storage is schedule to be reviewed this year. One initial suggestion was to reconfigure the room adjacent to the stage entrance and this will be addressed in the review.
- The goose is back and approaching walkers around the lake!
Status—Unfortunately the goose may be a federally protected bird and therefore actions to remove it are limited. But approved action can be taken if there are a sufficient number of complaints logged. If you have an encounter please go to the front desk and fill out an incident report so that we can start a documentation to obtain a removal permit.